August 11, 2025

Mr. Kim Kaufman Mount Joy Township Manager 8853 Elizabethtown Road Elizabethtown, PA 17022

SUBJECT: Lancaster Seed Sales

Preliminary/Final Land Development Plan Submission Modification Request

DCG Project Number 5132-50

Dear Mr. Kaufman:

On behalf of our client, we request the following modification from the Mount Joy Township Subdivision and Land Development Ordinance.

### 1. Section 119-52.J.(3)(a) – Improvement of Existing Streets

We request relief from the requirement to improve existing streets where land development abuts an existing street. The street shall be improved to the ultimate width in accordance with Subsection J or as indicated on the Township Official Map, whichever is greater, and additional right of way shall be provided, concrete curb and sidewalk, and any other street improvements shall be constructed. The request is not to widen the cartway width and provide additional right of way.

Homestead Road is classified as a local street outside of the urban growth area which requires a 50 foot right of way and 20 foot cartway with a 2 foot shoulder. Curbing is not required. Currently, Homestead Road has 33 foot right of way and 18 foot cartway. There is no curbing. There are no new employees and no new truck traffic. The site access to Homestead Road remains the same. The existing street provides adequate access to and from the site.

The applicant is proposing a fee in lieu of for the road widening along the north side of Homestead Road along the property frontage which is being adjacent to the development area. The fee in lieu of includes the existing access drive for which the majority of traffic will access the site. The cost estimate for the road widening is included with this request.

Sincerely,

D. C. GOHN ASSOCIATES, INC.

Brian R. Cooley

Staff Landscape Architect cc: Lancaster Seed Sales

Brian R. Cooley

File

### **ENGINEER'S OPINION OF PROBABLE COST**

FOR

# Lancaster Seed Sales Fee In Lieu Of Existing Street Improvements

MOUNT JOY TOWNSHIP

PROJECT NO: 5132-20 August 11, 2025

### **SITE IMPROVEMENTS**

EXCLEDI DEUDEBLA I INE TU	I EXTENT OF DDODOSED	IMPROVEMENTS (400 LINEAL FEET)

1.5" COMPACTED SUPERPAVE ASPHALT MIXTURE DESIGN HMA			
WEARING COURSE, PG 64-22, 0.3 TO 3M ESALS, 9.5 MM, SRL-L	100 S.Y. \$ 12	2.00 \$	1,200.00
4" COMPACTED SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE			
COURSE, PG 64-22, 0.3 TO 3M ESALS, 25 MM	100 S.Y. \$ 22	2.00 \$	2,200.00
8" 2A AGGREGATE STONE	100 S.Y. \$ 10	0.00 \$	1,000.00
	SUBTOTA	AL: \$	4,400.00
	10% CONTINGEN	CY: \$	440.00
	TOTAL:	\$	4,840.00

MACADAM

APPROX LOCATION

OF SEWER

TOTAL EXISTING SITE AREA 520,081.00 SQ. FT. = 11.939 AC. (EXCLUDES ALL RIGHTS-OF-WAY)

COMPANY: MOUNT JOY TOWNSHIP ELIZABETHTOWN, PA 17022 CONTACT: KIM KAUFMAN, MANAGER PHONE: (717) 367-7178

> COMPANY: COMCAST CABLE CONTACT: OFFICE PERSONNEL EMAIL: www.comcast.com

### **ZONING DECISION:**

As a result of a public hearing held on March 5, 2025, the Mount Joy Township Zoning Hearing Board (the "Board") voted unanimously to grant the following requests on the Application for the property located at 2914 Homestead Road, Mount Joy, PA 17552, Tax Parcel ID No. 461-04790-0-0000 (the "Property") in accordance with the Mount Joy

- Township Zoning Ordinance of 2012, as amended (the "Ordinance"): (i) Variance from Section 135-85.H regarding the minimum rear yard
- setback; and (ii) Variance from Section 135-85.1 regarding the maximum impervious

The Property is zoned A-Agricultural, and consists of approximately 92.06 acres, 11.94 acres of which are located on the north side of Homestead Road and which are the subject of the Application. Said area contains the existing Lancaster Seed Sales business, consisting of a machine storage building, seed processing building, machine shop, storage building, and silos. The Applicant proposes to construct a 19, 140 sq. ft. expansion with internal connection to the existing seed processing building (to be located behind the existing building). The proposed improvements would encroach the 50 feet rear setback by 23.2 feet and increase impervious coverage to 28% (25% maximum requirement). The expansion is needed to accommodate growth of the business, and connection to the seed processing building is imperative. The improvements cannot be placed in front of the seed processing building due to location of existing grain bins and silos. The Applicant demonstrated through credible evidence no adverse impact to the adjacent properties or neighborhood if the relief is granted, and otherwise satisfied the standards for the requested dimensional

The relief shall be subject to the following conditions and safeguards which the Board deems reasonable and necessary to implement the purpose of the Ordinance and the Pennsylvania Municipalities Planning Code:

- 1. The Applicant shall apply for and obtain land development approval for the proposed improvements, subject to any waivers that may be
- granted.
  2.The Applicant shall apply for and obtain all appropriate permits or approvals from Mount Joy Township to construct the proposed 3. The Applicant shall comply with all other provisions contained in the
- Zoning Ordinance for which relief has not been requested or granted. 4. The Applicant and any representative of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on March 5, 2025, except to the extent modified by conditions imposed by the Board herein..

AGRICULTURAL DISTRICT

. 100' @ SETBACK LINE

520,081.00 S.F.

11.939 ACRES

AGRICULTURAL

AGRICULTURAL DISTRICT

..... 0.168 UNITS PER ACRE

520,081.00 S.F.

11.939 ACRES

AGRICULTURAL

AGRICULTURAL

.. 1 NONRESIDENTIAL

INDUSTRIAL USES:

AGRICULTURAL DISTRICT

0.084 UNITS PER ACRE

WAREHOUSING USES SHALL BE PROVIDED WITH ONE

SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT

PARKING SPACES PROVIDED. THERE ARE NO NEW

SUMMER 2025

SUMMER 2025 SUMMER 2025

EMPLOYEES ASSOCIATED WITH THE NEW BUILDING.

THERE ARE 3 EMPLOYEES AND THERE ARE 3

25 ACRES (AGRICULTURAL USE)

.50 FEET FROM ULTIMATE RIGHT OF WAY FOR AGRICULTURAL BUILDINGS

**ZONING DATA** 

1. DISTRICT

2. MIN. LOT SIZE .

3. MIN. LOT WIDTH

4. MIN. LOT DEPTH

5. MIN. FRONT YARD

6. MIN. SIDE YARD .

7. MIN. REAR YARD .

2. NUMBER OF LOTS

3. NUMBER OF ACRES

5. EXISTING LAND USE ..

1. LOT AREA .

4. ZONING .

8. DENSITY

2. NUMBER OF LOTS

3. NUMBER OF ACRES .

5. EXISTING LAND USE ..

6. PROPOSED LAND USE .

11. PARKING PROVIDED ....

7. UNITS OF OCCUPANCY .

8. MAX. BUILDING COVERAGE

9. MAX. IMPERVIOUS COVERAGE .... 25%

10. MAX. BUILDING HEIGHT ...... 35'

SITE DATA - EXISTING

1. BUILDINGS DEVOTED TO AGRICULTURAL USE

6. UNITS OF OCCUPANCY ...... 2 EXISTING

SITE DATA - PROPOSED

8. EXISTING BUILDING COVERAGE.... 46,786 S.F. OR 9.0%

9. PROPOSED BUILDING COVERAGE.. 61,886 S.F. OR 11.9%

10. PROPOSED LOT COVERAGE....... 154,424 S.F. OR 29.7%

1. THE PROPOSED LOT COVERAGE OF 29.8% HAS BEEN APPROVED

PER THE APPROVED ZONING DECISION.

BEGIN SITE WORK

COMPLETE GRADING

TENTATIVE CONSTRUCTION SCHEDULE

COMMENCE BUILDING IMPROVEMENTS

9. EXISTING LOT COVERAGE............ 137,565 S.F. OR 26.5%

SHALL BE EXEMPT FROM HEIGHT REGULATIONS

### **REQUESTED MODIFICATIONS:**

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 119-52.J.(3)(A) - IMPROVEMENT OF EXISTING

## **REQUESTED MODIFICATIONS:**

AT A MEETING ON JUNE 23, 2025, THE PLANNING COMMISSION APPROVED THE FOLLOWING MODIFICATIONS:

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SECTION 119-25 - PRELIMINARY PLAN REVIEW PROCESS SECTION 119-32.B - WETLAND STUDY SECTION 119-57.B - CONCRETE MONUMENTS SECTION 119-57.D - LOT LINE MARKERS

### STORMWATER MANAGEMENT ORDINANCE

INSTALLATION OF THE STONE BED.

SECTION 113-32.A.2.(C) - LOADING RATIOS WITH THE CONDITION AT LEAST TWO (2) FFFT OF AMENDED SOILS ARE PROVIDED IN INFILTRATION BASIN 1 TO HELP MITIGATE THE EXTREMELY FAST DEWATERING TIMES.

### SCHEDULE OF STORMWATER MANAGEMENT-BMP INSPECTIONS:

- 1. THE COMPLETION OF PRELIMINARY SITE PREPARATION, INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL AND CONSTRUCTION OF TEMPORARY STORMWATER MANAGEMENT FACILITIES.
- 2. THE COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACEMENT OF TOPSOIL, PERMANENT DRAINAGE OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND
- 3. DURING THE CONSTRUCTION OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AT SUCH TIMES AS SPECIFIED BY THE ENFORCEMENT OFFICER. THIS INCLUDES INSPECTION FOR SUBGRADE PRIOR TO STONE AND PIPE PLACEMENT AND THE
- 4. THE COMPLETION OF PERMANENT STORMWATER MANAGEMENT FACILITIES, INCLUDING ESTABLISHMENT OF GROUND COVERS AND PLANTINGS.
- 5. THE COMPLETION OF ANY FINAL GRADING, VEGETATIVE CONTROL MEASURES OR OTHER SITE RESTORATION WORK DONE IN ACCORDANCE WITH THE PERMIT.
- 6. DESCRIPTION OF MAINTENANCE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE

a.REGULAR INSPECTION OF THE SWM FACILITIES. TO ASSURE PROPER IMPLEMENTATION OF BMPS MAINTENANCE AND CARE SWM BMPS SHOULD BE INSPECTED BY A QUALIFIED PERSON, WHICH MAY INCLUDE THE LANDOWNER, OR THE LANDOWNER'S DESIGNEE (INCLUDING THE MUNICIPALITY FOR DEDICATED AND OWNED FACILITIES), ACCORDING TO THE FOLLOWING MINIMUM FREQUENCIES:

i. ANNUALLY FOR THE FIRST 5 YEARS.

ii. ONCE EVERY 3 YEARS THEREAFTER.

iii.DURING OR IMMEDIATELY AFTER THE CESSATION OF A 10-YEAR OR GREATER

1. THE APPLICANT MUST SCHEDULE CONSTRUCTION INSPECTIONS FOR ALL STORMWATER MANAGEMENT (SWM) FACILITIES WITH THE TOWNSHIP. 2. AT THE COMPLETION OF THE PROJECT, AND AS PREREQUISITE FOR THE RELEASE OF THE FINANCIAL SECURITY. THE APPLICANT SHALL PROVIDE CERTIFICATION OF COMPLETION FROM AN ENGINEER, LANDSCAPE ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT SWM FACILITIES HAVE BEEN

CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS AND APPROVED

- 3. UPON RECEIPT OF THE CERTIFICATE OF COMPLETION, AND PRIOR TO RELEASE OF THE REMAINING FINANCIAL SECURITY THE TOWNSHIP SHALL CONDUCT A FINAL INSPECTION
- TO CERTIFY COMPLIANCE WITH THE ORDINANCE. 4. THE LANDOWNER SHALL KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON OR COMPANY RESPONSIBLE FOR
- MAINTENANCE ACTIVITIES; IN THE EVENT OF A CHANGE, NEW INFORMATION WILL BE SUBMITTED TO THE TOWNSHIP WITHIN TEN (10) DAYS OF THE CHANGE. 5. THE INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF BOTH TEMPORARY AND PERMANENT STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL FACILITIES. THE RECORDED AGREEMENTS
- OWNERSHIP AND MAINTENANCE OF THE RESPECTIVE FACILITIES. 6. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO EARTH MOVING ACTIVITIES AND INCLUDE PERSONNEL FROM THE FOLLOWING:

ASSOCIATED WITH THIS PROJECT SPECIFY THE ENTITY RESPONSIBLE FOR THE

- MOUNT JOY TOWNSHIP TOWNSHIP ENGINEER
- THE PROPERTY OWNER
- DC GOHN ASSOCIATES, INC THE SITE CONTRACTOR
- THE EXCAVATOR PUBLIC UTILITY PROVIDERS
- 8. ALL IMPROVEMENT REQUIRING INSPECTION SHALL BE REQUESTED/SCHEDULED THROUGH TOWNSHIP OR THE AUTHORITY/AGENCY RESPONSIBLE FOR THE RESPECTIVE IMPROVEMENT BY THE OWNER AND/OR CONTRACTOR. ALL REQUESTS FOR REQUIRED INSPECTIONS BY THE CONTRACTOR ARE TO BE DEEMED AS APPROVED REQUESTS ON BEHALF OF THE OWNER.
- 9. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN

O THE BEST OF MY ABILITY I HAVE REVIEWED THE RECORDS OF THE LANCASTER CO. RECORDER OF FINAL PLAN FOR WOLGEMUTH ORCHARDS INCORPORATED RECORDED AT DOCUMENT NO. J-094-038. FINAL SUBDIVISION PLAN FOR J. EARL MARTIN AND HELEN E. MARTIN RECORDED AT DOCUMENT NO. FINAL SUBDIVISION PLAN FOR PAUL K. EARHART JR RECORDED AT DOCUMENT NO. J-203-141. FINAL SUBDIVISION PLAN FOR KENNETH G. AND TRICIA EARHART RECORDED AT DOCUMENT NO.

### JAMES D HILLARD, PLS

THE STORMWATER MANAGEMENT FACILITIES TO BE PERMANENT FIXTURES CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE TOWNSHIP

> OWNER OWNER

### COMMONWEALTH OF PENNSYLVANIA COUNTY OF LANCASTER

ON THIS THE \_\_\_\_\_ DAY OF \_. BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

WITNESS MY HAND AND SEAL THE

DAY AND DATE ABOVE WRITTEN

NOTARY SIGNATURE

### LIST OF DRAWINGS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

COVER SHEET	1
OVERALL EXISTING CONDITIONS PLAN	2-3
EXISTING CONDITIONS/DEMO PLAN	4
LAYOUT AND EASEMENT PLAN	5
RIPARIAN EASEMENT PLAN	6
FINAL GRADING / PCSM PLAN	7
EROSION POTENTIAL ANALYSIS PLAN	8
PLAN NOTES	9
PROFILES	10
PCSM DETAILS	11-13

### ALL PLAN SHEETS TO BE RECORDED

### LIST OF DRAWINGS **EROSION AND SEDIMENT CONTROL PLANS**

COVER SHEET EXISTING CONDITIONS PLAN EROSION AND SEDIMENT CONTROL PLAN EROSION AND SEDIMENT CONTROL DETAILS

### MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATION

\_\_, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, AND ALL CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP IN MOUNT JOY TOWNSHIP PLANING COMMISSION FILE BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 113, STORMWATER MANAGEMENT.

### PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE

\_\_, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND NFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO.\_\_\_\_\_\_, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

### LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. \_\_\_\_ WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

\* SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

### GEOLOGY CERTIFICATION HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER FACILITIES ARE NOT UNDERLAIN BY CARBONATE GEOLOGY. STORMWATER MANAGEMENT PLAN CERTIFICATION I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 113, STORMWATER MANAGEMENT. SIGNATURE CERTIFICATE OF ACCURACY - PLAN I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT. CERTIFICATE OF ACCURACY - SURVEY I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE

AND CORRECT TO THE ACCURACY REQUIRED

BY CHAPTER 119, SUBDIVISION AND

LAND DEVELOPMENT.



S

SHEET ER

DRAWING #: CG-4053

**MT JOY TWF** LOCATION MAP **GRAPHIC SCALE IN FEET** 

TRUCK SCALE

PP&L 3????

Copyright ADC The Map People

Permitted Use Number 20902178

SOLAR PANELS

**UTILITY LISTINGS** 

ADDRESS: 8853 ELIZABETHTOWN ROAD

COMPANY: CENTURYLINK CONTACT: CUSTOMER SERVICE HTTPS://WWW.CENTURYLINK.COM/ PHONE: 1-800-244-1111

COMPANY: PPL ELECTRIC UTILITIES ADDRESS: 651 DELP ROAD LANCASTER, PA 17601-3034 CONTACT: OFFICE PERSONNEL EMAIL: www.pplelectric.com PHONE: (717) 291-3000

ADDRESS: MIDDLETOWN, PA 17057 PHONE: 1-800-266-2278

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY D. C. GOHN ASSOCIATES, INC.

### ACT 187 UNDERGROUND UTILITY PROTECTION ACT

COMPLETE BUILDING AND SITE IMPROVEMENTS SUMMER 2025

D. C. GOHN ASSOCIATES, INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

- 1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE
- 2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION
- 3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. HAS SHOWN UPON THESE DRAWINGS "THE POSITIÓN AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2). THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ON CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

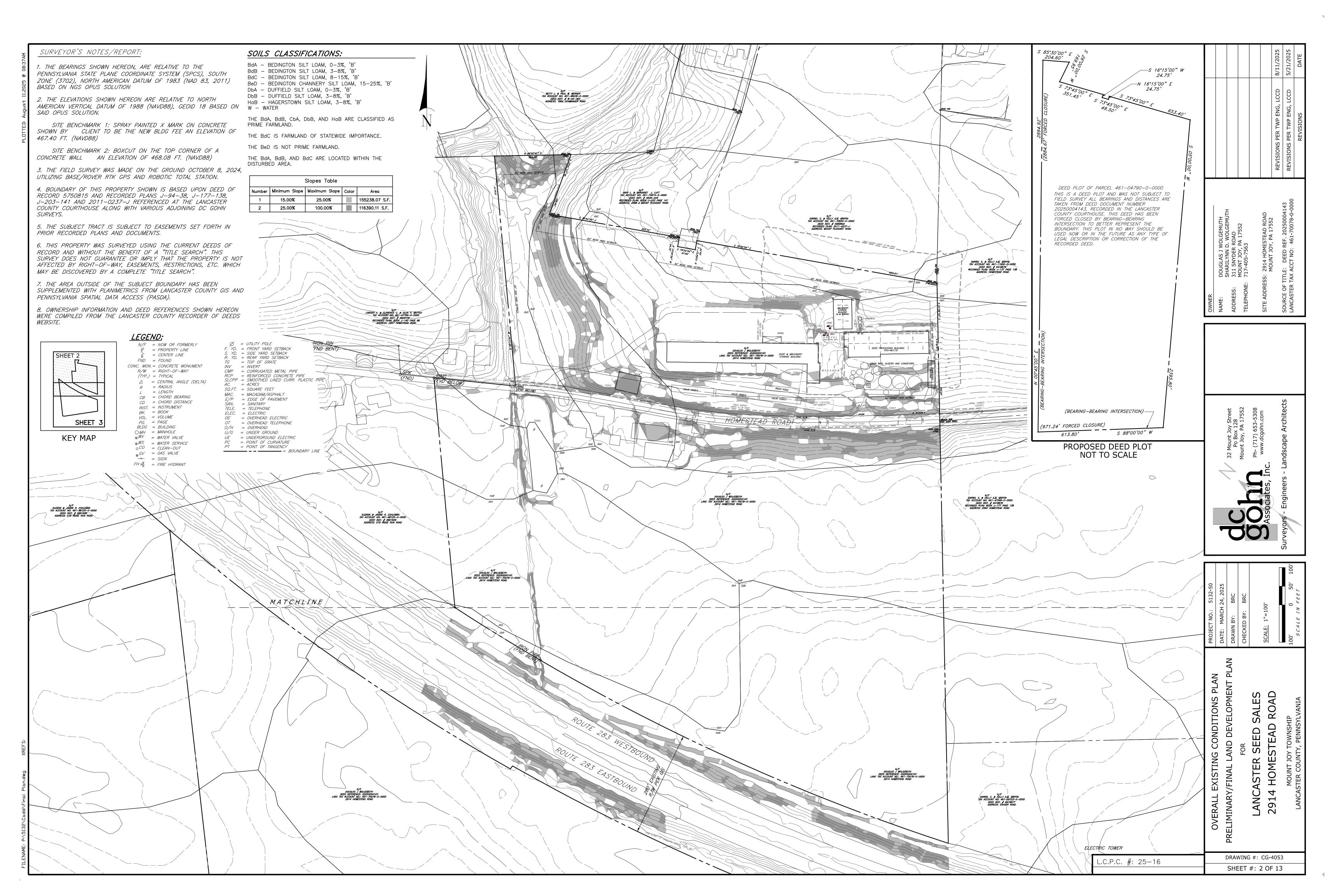
AND D. C. GOHN ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT D. C. GOHN ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 19, 1996.

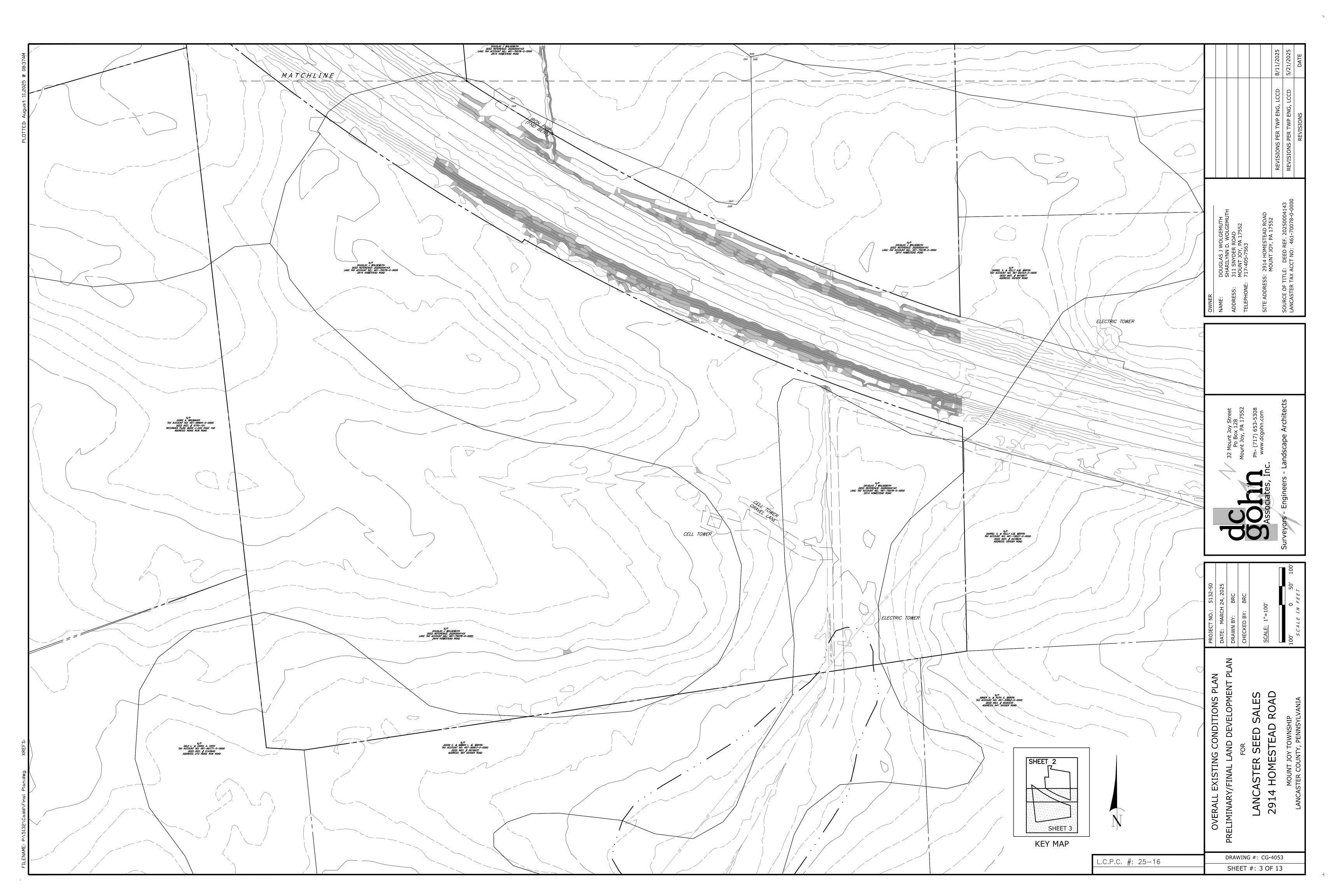
DATE: <u>NOVEMBER 1. 2024</u> ONE CALL SYSTEM SERIAL NUMBER: 20243062524-000

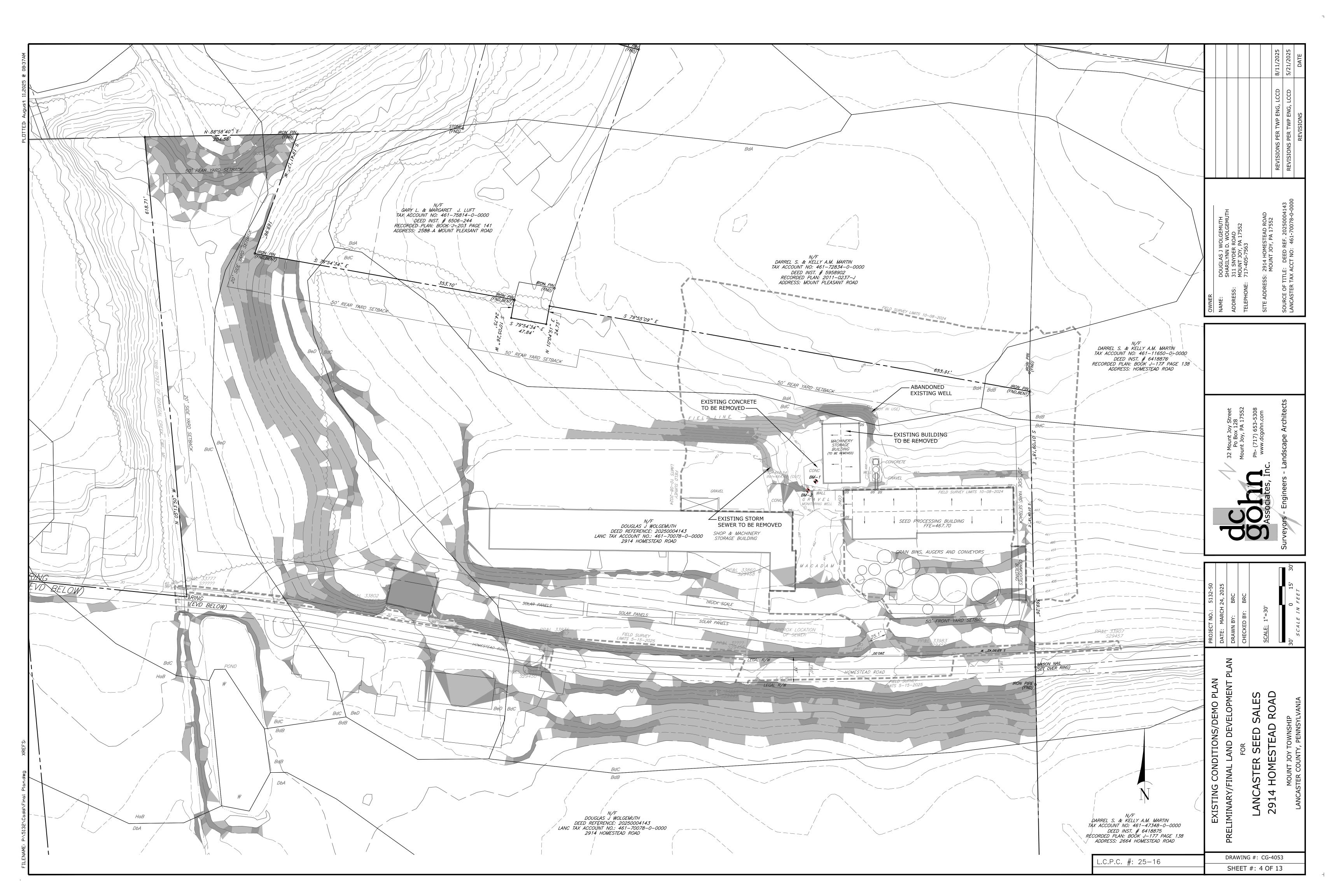
NOTARY SEAL

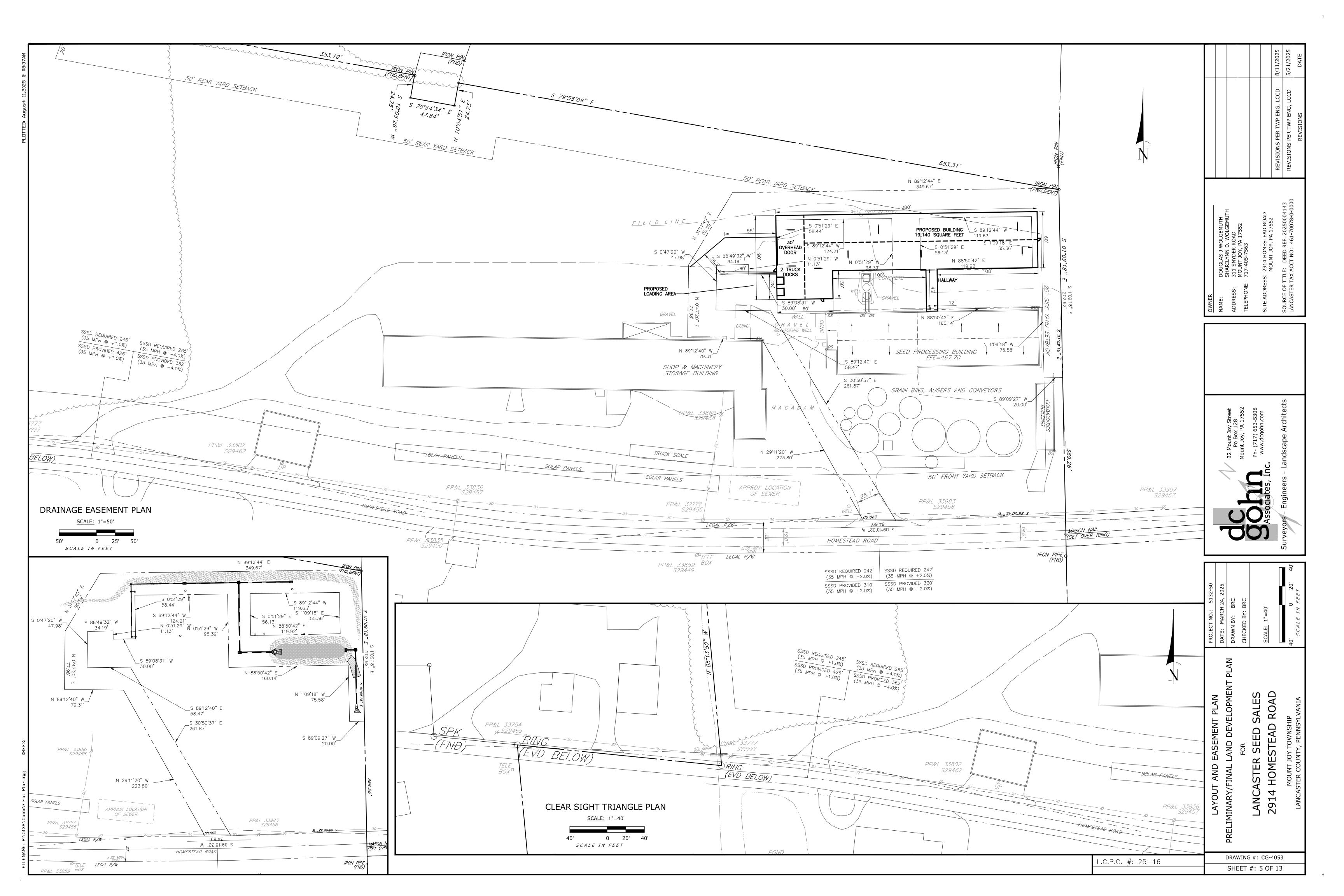
OWNER

L.C.P.C. #: 25-16 SHEET #: 1 OF 13

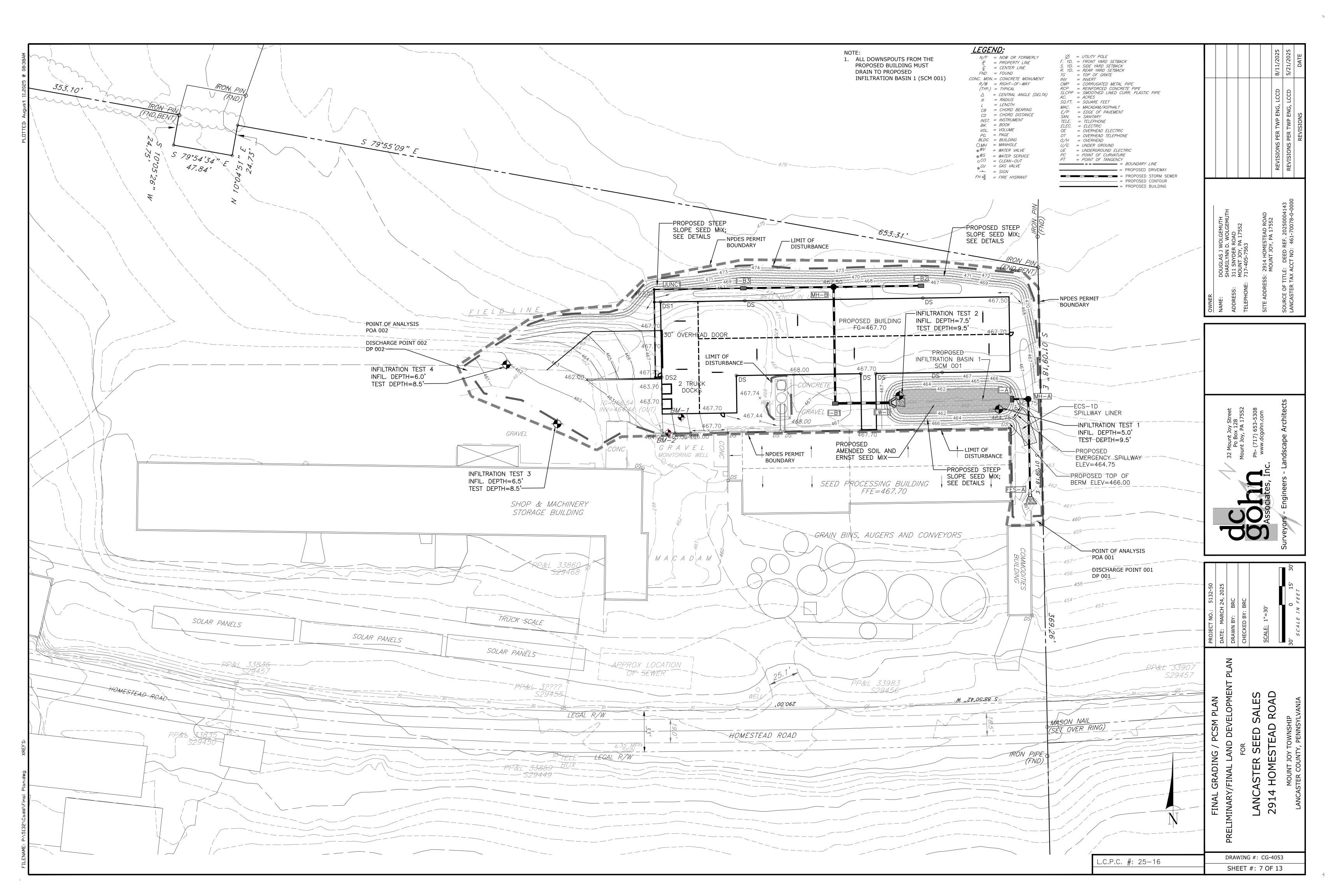


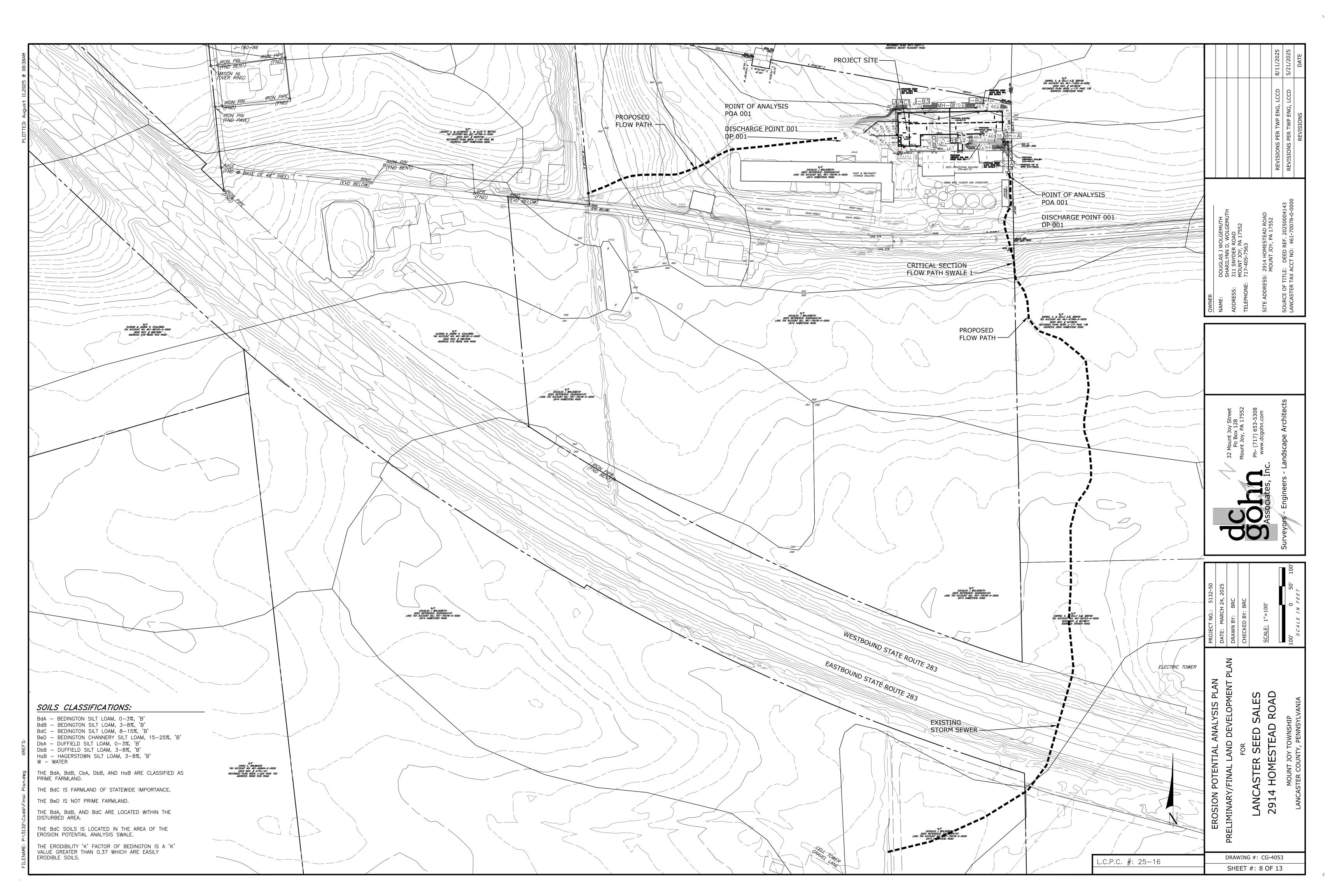












- 3. THE SITE IS SERVED BY PRIVATE ON LOT SEWER AND PRIVATE ON LOT WATER.
- 4. THIS PLAN SHOWS THE LOCATION OF RIGHT-OF-WAYS AND CARTWAYS FOR STREETS, ACCESS DRIVES, AND SERVICE STREETS AS WELL AS VISIBLE UTILITIES AND STORM WATER MANAGEMENT FACILITIES WITHIN 200 FEET OF THE SITE WHICH WERE OBSERVED BY PERSONNEL OF D. C. GONN ASSOCIATES, INC. AS OF THE DATE OF THIS PLAN. EXACT LOCATIONS AND ROUTING OF UNDERGROUND FACILITIES MAY VARY AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. ANY CHANGES TO THE PROPOSED UTILITY (IE. STORMWATER MANAGEMENT) DESIGN DUE TO THE VERIFICATION OF UNDERGROUND FACILITIES SHALL BE PROVIDED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
- 5. ALL UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. D. C. GOHN ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. THE CONTRACTOR SHALL REVIEW THE PROJECT SITE PRIOR TO INITIATING WORK, AND IN ACCORDANCE WITH ACT 287/172, PRIOR TO THE START OF CONSTRUCTION SHALL REQUEST FROM EACH USER'S OFFICE THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, BEING "INFORMATION AS TO THE POSITION AND TYPE OF USER'S LINES", BASED ON THE INFORMATION CURRENTLY IN THE USER'S POSSESSION.
- 6. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREAS OF ANY EASEMENTS THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. ACCESS TO EASEMENTS INDICATED AS STORMWATER EASEMENTS APPLY TO LOCAL TOWNSHIP OFFICIALS OR THEIR
- 7. NO STRUCTURES, LANDSCAPING, OR GRADING MAY BE CONSTRUCTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF THE MOTORIST.
- 8. CONTRACTOR TO CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO
- 9. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. THE TOWNSHIP AND OWNER SHALL APPROVE ANY REVISIONS OR SUBSTITUTIONS.
- 10. AS-BUILT PLANS SHOWING ALL SITE IMPROVEMENTS, AND ANY CHANGES MADE TO APPROVED DESIGN DURING CONSTRUCTION, SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
- 11. ANY PART OR PORTION OF A SITE IN ANY DISTRICT WHICH IS NOT USED FOR BUILDING OR OTHER STRUCTURES SHALL BE PLANTED WITH AN ALL SEASON GROUND COVER. IT SHALL BE MAINTAINED TO PROVIDE
- AN ATTRACTIVE APPEARANCE AND ALL NON-SURVIVING PLANTS SHALL BE REPLACED PROMPTLY.

  12. SHOULD THE PLAN BE APPROVED BY THE BOARD OF SUPERVISORS, THE APPLICANT SHALL SUBMIT THREE PAPER SETS (24"X36") AS SPECIFIED BY THE RECORDER OF DEEDS TO THE TOWNSHIP. THE APPLICANT SHALL ALSO PROVIDE THE TOWNSHIP AND TOWNSHIP ENGINEER WITH DIGITAL COPIES OF THE PLANS AFTER
- RECORDING. ALL SHEETS OF THIS PLAN SET SHALL BE FILED WITH THE RECORDER OF DEEDS.

  13. ALL FINAL PLANS MUST CONFORM WITH ALL CONDITIONS OF FINAL APPROVAL AND MUST BE RECORDED WITHIN THE TIME PERIOD ESTABLISHED IN THE MUNICIPAL PLANNING CODE.
- 14. A SET OF STORMWATER MANAGEMENT SITE PLANS APPROVED BY THE TOWNSHIP SHALL BE ON FILE AT THE DEVELOPMENT SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY. PERIODIC INSPECTIONS MAY BE MADE BY THE TOWNSHIP OR DESIGNEE DURING CONSTRUCTION.
- 15. THERE IS A WETLAND REPORT PREPARED BY VORTEX ENVIRONMENTAL. THERE ARE NO WETLANDS IN THE
- 16. THERE IS AN INFILTRATION TESTING REPORT PREPARED BY LANCASTER GEOLOGICAL SOLUTIONS LLC WHICH IS PART OF THIS PROJECT.
- 17. THERE IS A NUTRIENT MANAGEMENT PLAN PREPARED BY ROSETREE CONSULTING WHICH IS PART OF THIS PROJECT.
- 18. THERE IS A CONSERVATION PLAN PREPARED BY ROSETREE CONSULTING WHICH IS PART OF THIS PROJECT.

  19. THERE IS NO EXISTING RECORDED STORWMATER MANAGEMENT AGREEMENTS AFFECTING THE SUBJECT
- PROPERTIES.

### MUNICIPAL NOTES AND REQUIREMENTS:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWNSHIP ORDINANCES OR SPECIFICATIONS AS
- 2. ALL CONSTRUCTION STANDARDS AND MATERIALS NOT SPECIFIED BY LOCAL MUNICIPAL REGULATIONS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, PUBLICATION 408, LATEST EDITION AND STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, LATEST EDITION, UNLESS CERTAIN LOCAL REGULATIONS APPLY.
- 3. MAINTENANCE OF ALL DRAINAGE FACILITIES, AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE MUNICIPALITY RESERVES THE RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE MUNICIPALITY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THESE PLANS.
- 4. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITIES AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITIES.
- IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PARKING AND ROADWAY AREAS.
- 6. UPON COMPLETION AND FINAL STABILIZATION OF ALL STORM WATER STORAGE AND CONTROL FACILITIES, AN AS-BUILT SURVEY AND SUPPORTING CALCULATIONS SHALL BE PREPARED AND SUBMITTED TO THE MUNICIPALITY FOR REVIEW AND ACCEPTANCE.
- 7. UPON COMPLETION OF THE PLAN IMPROVEMENTS AND PRIOR TO THE RELEASE OF FINANCIAL SECURITY, THE APPLICANT SHALL SUBMIT AN AS-BUILT PLAN TO THE TOWNSHIP. THE AS-BUILT PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.

### AS-BUILT TO BE REVIEWED BY TOWNSHIP ENGINEER.

- (1) THE AS-BUILT PLAN SHALL BE REVIEWED BY THE TOWNSHIP ENGINEER TO VERIFY THE PLAN INCLUDES ALL OF THE STORMWATER MANAGEMENT FACILITIES ON THE SUBJECT PROPERTY AND THE FACILITIES ARE SHOWN AT THE CORRECT LOCATION.
- (2) THE TOWNSHIP ENGINEER SHALL EITHER APPROVE THE AS-BUILT PLAN OR IDENTIFY CORRECTIONS
- (3) IF THE TOWNSHIP ENGINEER IDENTIFIES CORRECTIONS REQUIRED TO THE AS-BUILT PLAN, THE APPLICANT SHALL SUBMIT A REVISED AS-BUILT PLAN TO THE TOWNSHIP ADDRESSING THE CORRECTIONS.
- FOLLOWING APPROVAL OF THE AS-BUILT PLAN BY THE TOWNSHIP ENGINEER, THE APPLICANT SHALL SUBMIT THE SWM SITE PLAN FOR RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS. RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER.
- UPON COMPLETION OF RECORDING, A DIGITAL COPY OF THE AS-BUILT PLAN, THE SWM SITE PLAN SIGNED AND SEALED WITH THE RECORDING INFORMATION AND CALCULATIONS, WAIVER REQUESTS AND OTHER DOCUMENTS SHALL BE SUBMITTED TO THE TOWNSHIP ALONG WITH ONE PAPER COPY OF THE RECORDED PLAN.
- (1) THE DIGITAL INVENTORY SHALL BE IN AN ELECTRONIC FORMAT ACCEPTABLE TO THE TOWNSHIP
- (2) ALL COORDINATES AS DEPICTED ON THE PLAN SHALL BE BASED ON THE PA SOUTH ZONE STATE PLAN COORDINATE SYSTEM (NAD83 FOR HORIZONTAL AND NAVD88 FOR VERTICAL).

### **CONTRACTOR NOTES:**

- 1. AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE COVERED BY IMPERVIOUS SURFACES OR LANDSCAPING SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS AS LISTED WITHIN THE SEDIMENTATION AND EROSION CONTROL PLAN FOR THIS SITE.
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THIS PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES WHICH ARISE BEFORE AND DURING CONSTRUCTION SHALL BE CONVEYED TO THE OFFICERS OF D. C. GOHN ASSOCIATES, INC. AND NO CONSTRUCTION SHALL COMMENCE OR CONTINUE UNTIL THE DISCREPANCY IS VERIFIED AND REMEDIED. D. C. GOHN ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S FAILURE TO PERFORM THE AROVE
- 3. THE CONTRACTOR SHALL MAINTAIN A SAFE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHTS—OF—WAY WHILE ENTERING AND LEAVING THE SITE. SIGNS, MARKINGS, AND FLAG PERSONNEL SHALL BE REQUIRED AS NECESSARY TO ACHIEVE SITE SAFETY.
- 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWNSHIP, COUNTY, STATE, ETC. AS REQUIRED AND AS IT RELATES TO CONSTRUCTION ACTIVITY BEING UNDERTAKEN PRIOR TO COMMENCING CONSTRUCTION ON THE PROJECT SITE OR
- 5. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CURB RAMPS, SIDEWALK AND DRIVEWAY APRONS TO THE LATEST ADA OR PENNDOT STANDARDS AT THE TIME OF CONSTRUCTION.

### ISCELLANEOUS

- 1. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS PLAN MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE ENVIRONMENTAL CONDITIONS OF THE PREMISES HEREON DESCRIBED. I.E., THE DETECTION OF SURFACE OR SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.R. TITLE 25-PA CODES 71, 101, 271, 273, 275, 27, 279, 281, 283, AND 285.
- ANY REVISIONS TO THIS PLAN AFTER THE DATE OF THE PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF D. C. GOHN ASSOCIATES, INC.
- CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE RESULTING FROM

HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.

- 4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING, AND SHORING.
- 5. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL, TELECOMMUNICATIONS, GAS, AND OTHER UTILITY PROVIDER SERVICE AS APPLICABLE.
- 6. D. C. GOHN ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE AREA (I.E., THE EXISTENCE OR DEPTH OF ROCK, WATER TABLE, SOIL CONDITIONS, UTILITIES, ETC.).

### STORM DRAINAGE NOTES:

- 1. MAINTENANCE OF ALL INFILTRATION BEDS, STORMWATER BMP'S, AND STRUCTURES WITHIN EASEMENTS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE INDIVIDUAL LOT OWNER. THE LOCAL MUNICIPAL OFFICIALS RESERVE THE PERPETUAL RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE LOCAL MUNICIPAL OFFICIALS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THE PLAN.
- 2. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE KEPT FREE OF STRUCTURES, FILL, AND OTHER ENCROACHMENTS.
- 3. NOTHING EXCEPT EROSION CONTROL AND/OR STORM WATER MANAGEMENT FACILITIES SHALL BE PLACED, PLANTED, OR PUT WITHIN THE AREA OF A STORM WATER MANAGEMENT EASEMENT. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- 4. THE PROPERTY OWNER, SUCCESSOR, AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES TO ENSURE THAT THEY ARE KEPT IN GOOD WORKING ORDER IN ACCORDANCE WITH THE APPROVED O&M PLAN.
- 5. CONSTRUCTION OF STORM WATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWNSHIP AND LANCASTER COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.
- 6. EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY.
- 7. STORM WATER MANAGEMENT FOR THE PROJECT IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP STORM WATER MANAGEMENT ORDINANCE.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY GRADING THE SITE TO CONFORM TO THE GENERAL DRAINAGE PATTERNS SHOWN ON THE APPROVED PLANS. GRADING TO PROVIDE SHEET FLOW OF STORM WATER RUNOFF SHALL BE ENCOURAGED AND GRADING WHICH PROMOTES CONCENTRATION OF RUNOFF SHALL BE AVOIDED EXCEPT AS CALLED FOR ON THE APPROVED PLANS.
- 9. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORM WATER MANAGEMENT FACILITIES AND/OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORM WATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL LANDSCAPING OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY, A BMP FACILITY OR WITHIN A DRAINAGE
- 10. ANY DRAINAGE EASEMENT PROHIBITS EXCAVATION, THE PLACING OF FILL OR STRUCTURE AND ANY ALTERATION THAT MAY ADVERSELY AFFECT THE FLOW OF STORM WATER WITHIN ANY PORTION OF THE
- 11. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORM WATER BMP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM WITHOUT THE WRITTEN APPROVAL OF
- 12. THE TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE.
- 13. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED
- 14. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP AND DC GOHN IMMEDIATELY.
- 15. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY.
- 16. AN AS-BUILT PLAN MEETING ALL OF THE REQUIREMENTS OF THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF THE INSTALLED IMPROVEMENTS.
- 17. AN EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE FOR LANCASTER SEED SALES, PREPARED BY DC GOHN ASSOCIATES IS PART OF THIS PROJECT.
- 18. A POST CONSTRUCTION STORMWATER MANAGEMENT REPORT AND ASSOCIATED DRAINAGE MAPS FOR LANCASTER SEED SALES, PREPARED BY DC GOHN ASSOCIATES IS PART OF THIS PROJECT.
- 19. WATERTIGHT JOINTS SHALL BE PROVIDED WHERE PIPE SECTIONS ARE JOINED.
- 20. THE INFILTRATION BASIN 1 IS DESIGNED FOR 26,130 SQUARE FEET OF IMPERVIOUS AREA.
- 21. THE TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES.

### ENVIRONMENTAL DUE DILIGENCE AND CLEAN FILL MATERIAL

- 1. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
- 2. INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL."
- 3. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.
- 4. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. 271.1., AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. IT IS ANTICIPATED THAT THE PROJECT SITE WILL CONTAIN BUILDING WASTE SUCH AS EXCESS BUILDING MATERIALS, CONCRETE, CARDBOARD, AND OTHER MATERIALS.

### SOILS LIMITATIONS AND RESOLUTIONS

- 1. THE RESOLUTION FOR THE ON-SITE SOILS IS TO PROVIDE THE PROPER COMPACTION IN FILL AREAS. EROSION IS SLIGHT AND WILL BE CONTROLLED BY MATTING AND PERMANENT SEEDING. VEGETATED SWALES WILL BE CONSTRUCTED WITH A MINIMUM 6" TOPSOIL, IMMEDIATELY SEEDED AND STABILIZED TO PREVENT EROSION AND ENCOURAGE GERMINATION. ONCE THE SEDIMENT TRAP IS CONVERTED TO A PERMANENT STORMWATER BASIN, PLACE 6" TOPSOIL OVER DISTURBED AREAS, PERMANENTLY SEED AND STABILIZE IMMEDIATELY.
- 2. IN ALL AREAS TO RECEIVE FILL, THE EXISTING OVER—BURDEN SHALL BE STRIPPED OF TOPSOIL, ORGANIC MATERIALS, EXISTING PAVEMENTS, AND OTHER UNSUITABLE MATERIALS. IN AREAS WHERE UNSUITABLE MATERIAL SHALL BE REMOVED, STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL, LOOSE LIFTS, NOT EXCEEDING 8 INCHES, AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY FOR THE MATERIAL AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D—1557). THE MOISTURE CONTENT OF THE MATERIAL SHALL BE WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT FOR THE MATERIAL AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. WHERE HAND—OPERATED COMPACTION EQUIPMENT IS USED, THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 4 INCHES. IN GREEN OR NON—STRUCTURAL FILL AREAS, THE NATIVE ON SITE SOILS SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AND WITHIN ±4% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST.
- 3. IN AREAS WHERE WEATHERED BEDROCK IS EXPOSED OR PRESENT AT THE BOTTOM OF AN INFILTRATION AREA OR STRUCTURE, A NON-WOVEN GEOTEXTILE FABRIC (60Z/SY, MIN.) SHALL BE PLACED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS ABOVE THE WEATHERED ROCK AND PRIOR TO THE PLACEMENT OF ANY OVERLYING AGGREGATE, COVER SOILS, OR TOPSOIL. IF SIGNIFICANT VOID SPACES OR VOID SPACES LARGER THAN 0.50 INCHES ARE PRESENT, AASHTO #57 CLEAN WASHED STONE, OR OTHER RELATIVELY HIGH PERMEABILITY WELL-GRADED STONE APPROVED BY THE ENGINEER, SHALL BE PLACED AND COMPACTED ACROSS THE AREA PRIOR TO
- THE PLACEMENT OF THE GEOTEXTILE FILTER FABRIC.

  4. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION, THE GROUNDWATER MUST BE PUMPED INTO A PUMPED WATER FILTER BAG PRIOR TO BEING DISCHARGED. REFER TO THE PUMPED WATER FILTER BAG DETAIL.
- 5. CARE SHOULD BE TAKEN TO MINIMIZE EXCESSIVE ROCK DISTURBANCE TO THE EXTENT PRACTICAL. IF ROCK REMOVAL IS REQUIRED BELOW STORMWATER MANAGEMENT FACILITIES, ROADS OR FOUNDATIONS, ROCK SHALL BE REMOVED TO A DEPTH OF AT LEAST TWO FEET BELOW THE FINAL DESIGN GRADES, AND THE SUBGRADE SHALL BE RESTORED WITH APPROVED STRUCTURAL FILL OR COMPACTED AGGREGATE. IF THE BEDROCK SURFACE IS HIGHLY FRACTURED OR IF VOID SPACES ARE ENCOUNTERED, THE AREA SHALL BE STABILIZED WITH A GEOTEXTILE FABRIC AND/OR AGGREGATE FILTER PRIOR TO BACKFILLING SO AS TO RESTRICT SOIL MIGRATION INTO THE UNDERLYING BEDROCK. SPECIFIC MITIGATION MEASURES SHOULD BE DESIGNED AND IMPLEMENTED UNDER THE OVERSIGHT AND DIRECTION OF A QUALIFIED PROFESSIONAL DURING CONSTRUCTION.

### CRITICAL STAGES OF THE PCSM BMP INSTALLATION

CONTRACTOR TO COORDINATE WITH DC GOHN BEFORE CONSTRUCTION AND INSTALLATION OF THE INFILTRATION BASIN IN ORDER TO HAVE THE DESIGN CONSULTANT ON SITE TO OBSERVE THE INSTALLATION AND CONSTRUCTION OF THE PROPOSED BMP'S. ALL BMP'S TO BE INSPECTED BY A LICENSED PROFESSIONAL.

- INFILTRATION BASIN:
- . OBSERVE INSTALLATION OF OUTLET CONTROL STRUCTURE.
  2. OBSERVE SUBGRADE OF INFILTRATION BASIN PRIOR TO
- PLACEMENT OF SOIL AMENDED AREAS.

  3. OBSERVE SOIL AMENDED AREA SOIL MIXTURE PRIOR TO
- PLACEMENT. 4. OBSERVE INSTALLATION OF SOIL AMENDED AREA. 5. REVIEW SEED MIX.

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com
Associates, Inc.

PROJECT NO.: 5132-50

DATE: MARCH 24, 2025

DRAWN BY: BRC

CHECKED BY: BRC

ASTER SEED SALES HOMESTEAD ROAD

\_\_\_\_\_\_

9

#: 25-16 DRAWING #: CG-4053
SHEET #: 9 OF 13

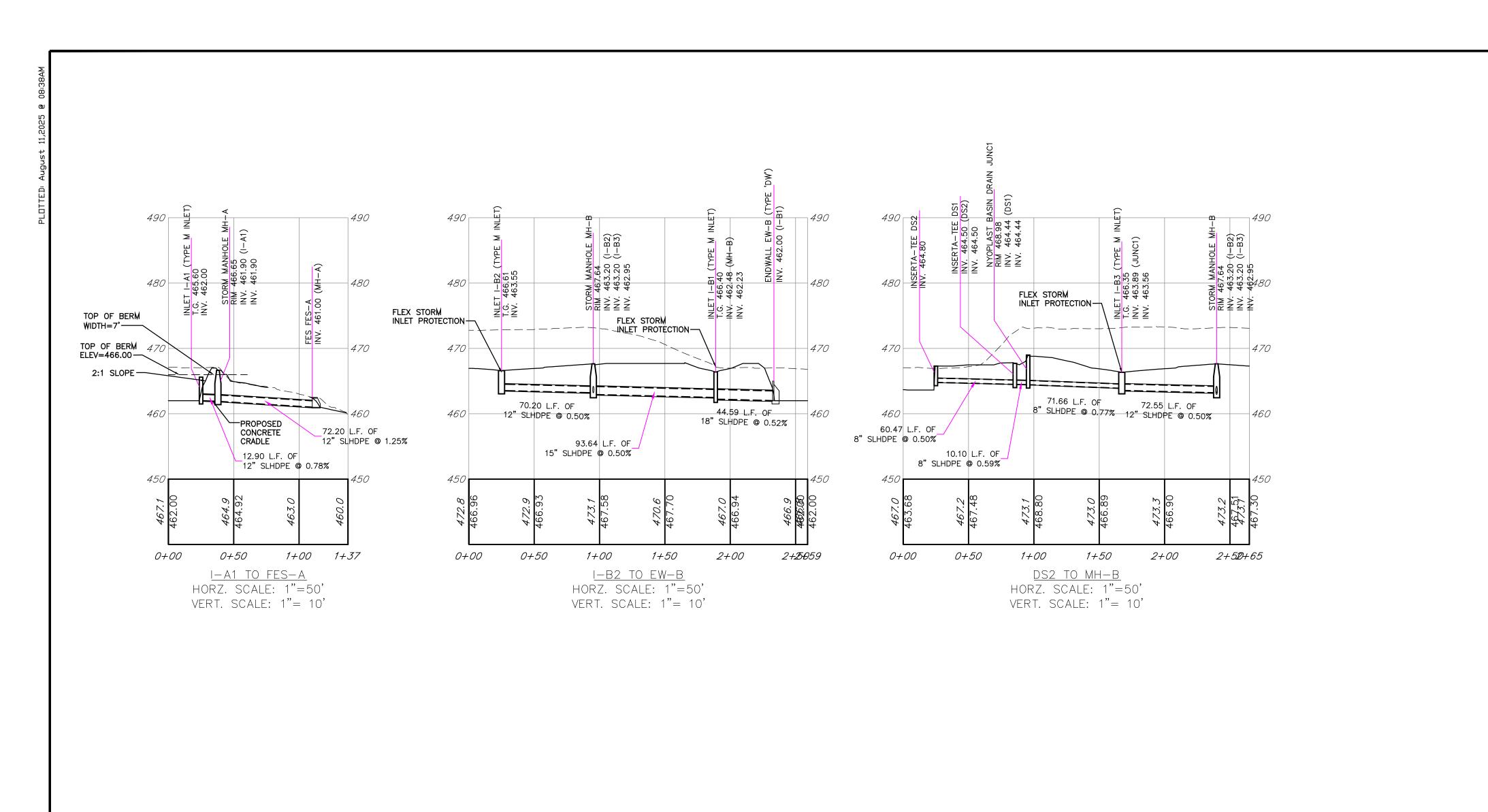
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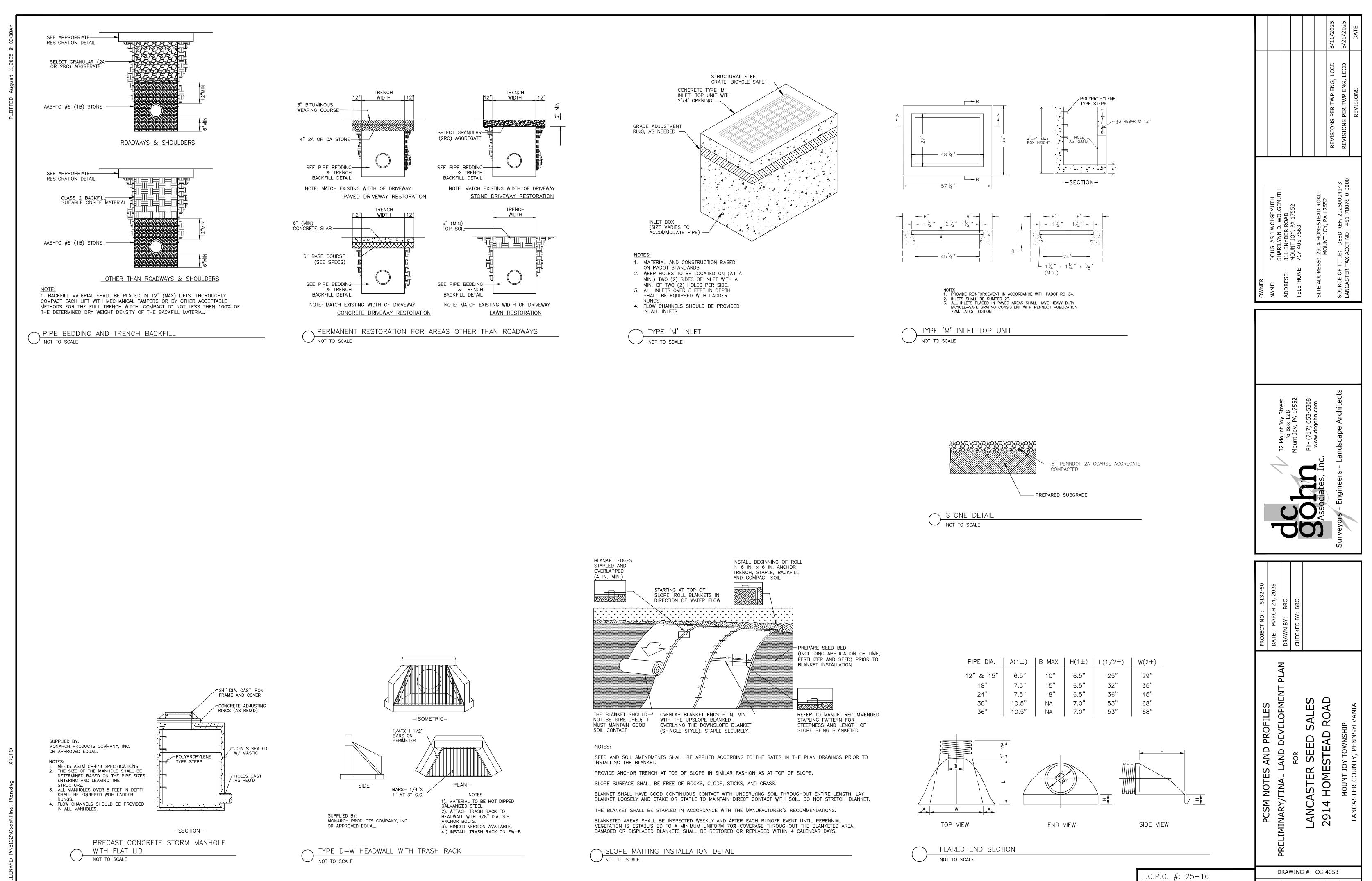


LANCASTER SEED SALES 2914 HOMESTEAD ROAD

STORM PROFILES PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DRAWING #: CG-4053

L.C.P.C. #: 25-16

SHEET #: 10 OF 13



SHEET #: 11 OF 13

OWNER PHONE: 717-405-7563

PCSM BMP NAME: INFILTRATION BASIN 1 PCSM BMP DESCRIPTION/TYPE: INFILTRATION BASIN BMP LENGTH (FT) (IF APPLICABLE): 92 FEET BMP AREA (AC): 0.039 ACRES BMP DEPTH (FT): 2.57 FEET VOLUME OF STORMWATER TREATED (CF): 4,866 CF VOLUME REDUCTION (CF) (IF APPLICABLE): 4,866 CF OWNER NAME: LANCASTÉR SEED SALES OWNER ADDRESS: 311 SNYDER ROAD MOUNT JOY, PA 17552

PROJECT SITE ADDRESS: 2914 HOMESTEAD ROAD MOUNT JOY, PA 17552

PCSM BMP #: 1 ACRES TREATED: 0.81 AC IMPERVIOUS AREA TREATED (AC): 0.44 AC LIFECYLE (YEARS): PERPETUITY NPDES PERMIT NUMBER: PAC361063 RECEIVING WATERBODY: TRIB 07927 OF DONEGAL CREEK, CWF, MF

PCSM BMP INFORMATION

В	MP ID.	INSPECTION FREQUENCY	OPERATION AND MAINTENANCE
	BASIN  TWICE FER  YEAR  TI  LE  A  EX  IN  SI  A  R  A  IN  R  S  R  A  IN  R  S  R  R  A  IN  R  R  R  R  R  R  R  R  R  R  R  R  R		SEDIMENT AND DEBRIS ACCUMULATION, AND LITTER.  REMOVE ACCUMULATIONS OF SEDIMENT >3 INCHES IN DEPTH AND IMMEDIATELY STABILIZE DISTURBED AREAS.  REMOVE SEDIMENT DURING PERIODS WHEN RUTTING WILL BE MINIMAL.  PRUNE VEGETATION AND WEED GARDENS TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, WEED AND INVASIVE/NOXIOUS VEGETATION SUPPRESSION.  REMOVE INVASIVE/NOXIOUS PLANTS AND IMMEDIATELY STABILIZE DISTURBED AREAS.
(INLE	TORM FILTER 'S I-B1, AND I-B3)	INSPECTION TO OCCUR FOLLOWING ANY RAIN EVENT >½".	POST CONSTRUCTION INSPECTIONS SHOULD OCCUR 4 TIMES PER YEAR.      FMDTY THE SERIMENT BACKER MORE THAN HAVE FILLED WITH

> PCSM OPERATION AND MAINTENANCE NOTES

INFILTRATION BASIN CONSTRUCTION NOTES:

1. LIMIT COMPACTION OVER THE INFILTRATION BASIN AREA. MAINTAIN ORANGE CONSTRUCTION FENCING TO THE EXTENT PRACTICAL.

2. EXCAVATE INFILTRATION BASIN TO 12" BELOW PROPOSED BOTTOM ELEVATION OF AMENDED SOIL AS NOTED ON THE PLANS. EXCAVATION OF THE INFILTRATION BASIN AREA TO THE EXTENT PRACTICAL. 3. SCARIFY EXCAVATED BOTTOM SUBGRADE OF INFILTRATION BASIN A MINIMUM 12" WITH EQUIPMENT OUTSIDE OF THE INFILTRATION BASIN

4. INSTALL AMENDED SOIL IN 6-INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE BUCKET OR BY HAND). KEEP EQUIPMENT MOVEMENT OVER AMENDED SOIL TO A MINIMUM AND DO NOT OVERCOMPACT. PLANT ERNST SEED MIX AS NOTED ON THE PLANS PER MANUFACTURER'S SPECIFICATIONS.

GENERAL INFILTRATION BASIN NOTES:

1. THE AMENDED SOIL SHALL BE A UNIFORM MIXTURE CONSISTING OF 20% SAND, 60% TOPSOIL, AND 20% COMPOST. THE COMPOST SHALL BE APPROVED LANDSCAPING COMPOST COMPRISED OF NATURAL MATERIALS AND WITH AN ORGANIC MATTER CONTENT OF 35% TO 65% AS DETERMINED BY THE LOSS ON IGNITION METHOD. THE TOPSOIL SHALL BE FRIABLE LOAMY SOIL AS CLASSIFIED BY THE USDA, FREE OF WEEDS, HERBICIDES, PETROLEUM-BASED MATERIALS, ANY OTHER DELETERIOUS MATERIALS, ROCKS, AND DEBRIS. THE TOPSOIL SHALL HAVE A PH OF BETWEEN 5.5 AND 8.0. 100% OF THE TOPSOIL SHALL PASS THROUGH A 3/4" SCREEN. 2. CONTRACTOR TO PROVIDE AN ENGINEERED PROPRIETARY AMENDED SOILS MIX FROM A PRE-MIXED VALID SOURCE COMPLETE WITH CERTIFIED SPECIFICATIONS AND TESTING THAT VERIFIES THE CLAIMED VOID RATIOS TO VERIFY THE CLAIMED STORAGE VOLUME CAPACITY OF THE AMENDED SOILS. IN THE EVENT THAT THE ON-SITE TOPSOIL IS USED, CONTRACTOR TO PROVIDE SPECIFICATIONS FOR THE SAND AND COMPOST FOR REVIEW BY DC GOHN ASSOCIATES. THE ON-SITE MIX SHALL BE TESTED THAT VERIFIES THE VOID RATIOS FOR VOLUME STORAGE CAPACITY OF THE AMENDED SOILS.

3. IN THE EVENT THAT GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION IN THE AREA OF THE PROPOSED RAIN GARDENS, CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER AND DC GOHN PRIOR TO PROCEEDING WITH CONSTRUCTION. A REVISED BMP DESIGN WILL NEED TO BE REVIEWED BY THE TOWNSHIP PRIOR TO COMPLETING CONSTRUCTION OF THE BMP. 4. NOTATION FOR INFILTRATION TESTING FOR THE BOTTOM SUBGRADE OF THE AMENDED SOILS AREAS OF RAIN GARDENS 1 SHOULD BE PROVIDED CLEARLY STATING THAT THE TESTING IS TO TAKE PLACE PRIOR TO ANY BACKFILLING OF AMENDED SOILS OR PERFORATED UNDERDRAIN PIPE. INFILTRATION TESTING SHALL BE PERFORMED AT THE SUBGRADE OF THE AMENDED SOILS AREAS OF RAIN GARDENS 1 PRIOR TO PLACEMENT OF FILTRATION MEDIA. THE INFILTRATION TEST RESULTS SHALL BE PROVIDED TO DC GOHN ASSOCIATES TO VERIFY THE RATES WITH THE STORMWATER DESIGN. IF THE INFILTRATION TESTING RESULTS ARE LESS THAN THE ORIGINAL INFILTRATION TESTING RESULTS PRIOR TO CONSTRUCTION THE AMENDED SOILS AREAS OF RAIN GARDENS 1 WILL NEED TO INCLUDE ADDITIONAL AMENDED SOILS MEDIA TILLED INTO THE BOTTOM OF THE AMENDED SOILS AREAS OF RAIN GARDENS 1 AND/OR RESIZE RAIN GARDENS 1 IF THE

INFILTRATION RATES POST CONSTRUCTION CANNOT BE OBTAINED.

THE EMBANKMENT FILL MATERIAL SHALL BE TAKEN FROM AN APPROPRIATE BORROW AREA WHICH SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.
 THE EMBANKMENT FILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.

\*\*\*\*\*\*\* UNCOMPACTED SUBGRADE

INFILTRATION BASIN DETAIL

STORM WATER MANAGEMENT FACILITIES (ERNST 180-1 SEED MIX)

SITE PREPARATION NOTES:

1. INVASIVE SPECIES, PARTICULARLY THOSE THAT WILL ADAPT TO WET CONDITIONS, SHOULD BE REMOVED OR SPRAYED BEFORE THEY BECOME INCORPORATED INTO THE SITE. NORMAL VEGETATION CAN BE WORKED INTO THE TOPSOIL, WHICH SHOULD BE STOCKPILED UNTIL THE FINAL GRADE HAS BEEN ESTABLISHED.

2. WITH THE ENGINEER'S SPECIFICATIONS AND DIMENSIONS IN HAND, ON—SITE CONSTRUCTION OF THE BERM AND OUTLETS MUST BE EXECUTED CAREFULLY IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY. THE PLANT GROWTH AREAS SHOULD BE LOOSE AND FRIABLE, HIGH IN ORGANIC MATTER, AND COMPLETED WITHOUT COMPACTIONS FROM HEAVY EQUIPMENT. BY USING THE "DIG AND DROP" METHOD, ONE CAN USE AN EXCAVATOR TO DIG AND FROM EACH AREA OF THE BOTTOM SOIL IN A LOOSE MANNER. AT THIS POINT, ONE CAN INCORPORATE LIME, COMPOSTED LEAVES, AND/OR GRASS CLIPPINGS. THE EXCAVATION MACHINE DOES NOT MOVE OVER THE FINISHED SURFACE, THUS AVOIDING UNNECESSARY COMPACTION. NATIVE VEGETATION CAN BE PLANTED OR SEEDED OVER THIS UNEVEN, ABSORBENT SURFACE.

SEEDING AND PLANTING METHODS NOTES:

1. SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE WHEN THE SOIL IS STILL FRIABLE AND BEFORE INVASIVE WEEDS EMERGE. PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED, OR ALLOW THE BASIN TO DRAIN TO A FEW INCHES BEFORE SEEDING. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATES ARE GENERALLY LOW (1/2 LB PER 1,000 SQ FT). THE USE OF A SEED FILLER; I.E. PAM-12, CAN BE USED TO CREATE A MIX OF 10 LB PER 1,000 SQ FT (I.E. 9-1/2 LB OF PAM-12 MIXED WITH 1/2 LB OF SEED), WHICH CAN BE BROADCAST EVENLY OVER THE AREA. BARLEY, OATS, OR RYE CAN PROVIDE TEMPORARY VEGETATION TO PROTECT THE SOIL IN STORM WATER MANAGEMENT FACILITIES UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED. THE USE OF NATIVE SPECIES; I. E. VIRGINIA WILD RYE, CAN CREATE AN INTERMEDIATE VEGETATIVE COVE THAT SUCCEEDS TO NATIVE LONG-TERM VEGETATION. STRAW MULCH OR STRAW COCONUT MATS ARE FREQUENTLY USED TO CONTROL EROSION ) PROTECT EMERGING SEEDLINGS FROM EXTREME TEMPERATURES AND DRYING OUT. MULCH SHOULD BE SPARSE TO ALLOW SUNLIGHT TO REACH THE GROUND.

2. TRANSPLANTED SEEDLINGS AND SHRUBS NEED TEMPORARY WATER UNTIL THEY BECOME WELL ROOTED. IRRIGATION OF SEEDED AREAS IS OF VALUE UNTIL SEEDLINGS BECOME ESTABLISHED.

GENERAL MAINTENANCE NOTES:

1.IN ADDITION TO STRUCTURAL MAINTENANCE, SILTATION NEEDS TO BE REMOVED AS NEEDED. PLANTS NEED TO BE TRIMMED BACK TO MAINTAIN AESTHETIC VALUE AND INVASIVE SPECIES NEED TO BE CONTROLLED. CLOSE MOWING OR EXTENSIVE CHEMICAL USE IS NOT CONDUCIVE TO WATER QUALITY IMPROVEMENT OR WILDLIFE

ERNST CONSERVATION SEEDS

ERNMX # ERNMX-180-1

SEEDING RATE 20 lbs per acre, or 1/2 lb per 1,000 sq ft

40.4% Schizachyrium scoparium, Fort Indiantown Gap—PA Ecotype

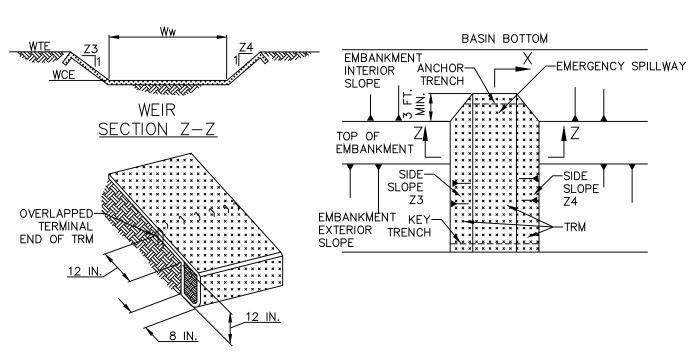
(Little Bluestem, Fort Indiantown Gap—PA Ecotype) 20.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype) 20.0% Elymus virginicus, Madison-NY Ecotype (Virginia Wildrye, Madison—NY Ecotype) 9.0% Panicum clandestinum, Tioga

(Deertongue, Tioga) 5.5% Panicum rigidulum, PA Ecotype (Redtop Panicgrass, PA Ecotype)
4.0% Chasmanthium latifolium, WV Ecotype (River Oats, WV Ecotype)

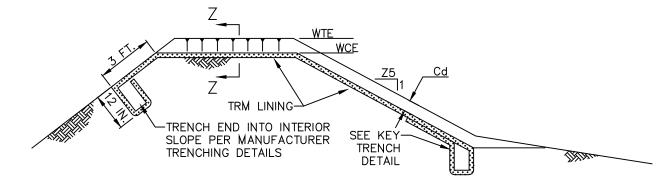
0.5% Carex scoparia, PÁ Ecotype (Blunt Broom Sedge, PA Ecotype) 0.3% Juncus effusus 0.3% Juncus tenuis, PA Ecotype (Path Rush, PA Ecotype)

Total 100%

ERNST SEED MIX NOTES NOT TO SCALE



KEY TRENCH AT TOE OF SLOPE OF SPILLWAY



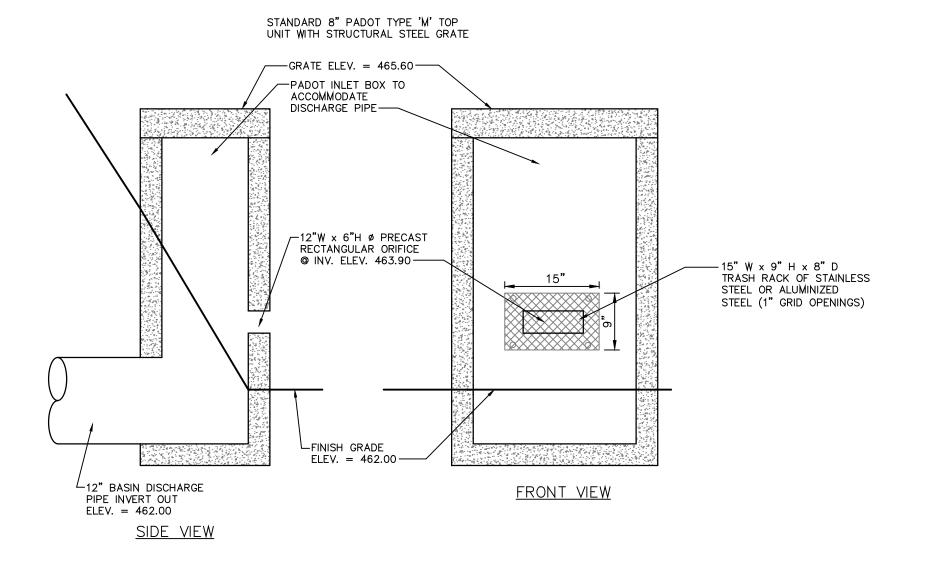
EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY SECTION X-X

	WEIR				LINING CHAI		NNEL	
BASIN NO.	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	Z5 (FT)	DEPTH Cd (FT)
INFILTRATION BASIN 1	2	2	466.00	464.75	10	ECS-1D	33	1.0

1. HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM

2. DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

EMERGENCY SPILLWAY DETAIL NOT TO SCALE



INFILTRATION BASIN 1 OUTLET STRUCTURE (I-A1)

PCSM DETAILS

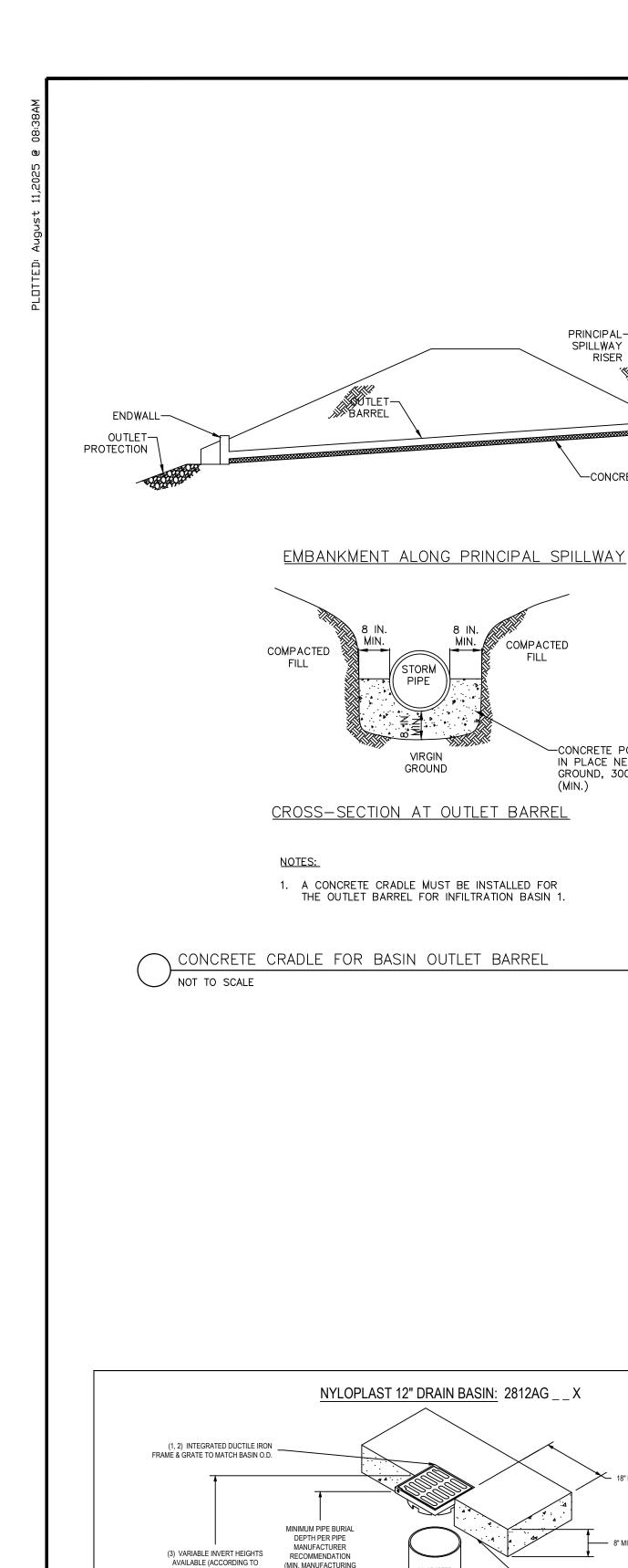
ND

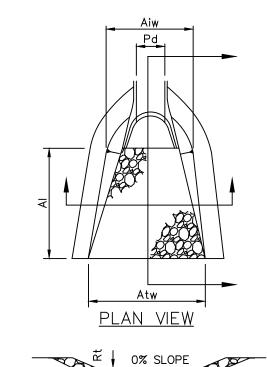
DRAWING #: CG-4053 SHEET #: 12 OF 13

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\_.C.P.C. #: 25-16





0% SLOPE GEOTEXTILE SECTION Y-Y

∕-0% SLOPE GEOTEXTILE SECTION Z-Z

		RIPI	RAP	APRON		
OUTLET NO.	PIPE DIA Pd (IN)	SIZE R	THICK. Rt (IN)	LENGTH AI (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
FES-A	12	R-3	12	6.0	3.0	9.0
F₩-R	18	R-3	12	7.0	4.5	7 3

PRINCIPAL-SPILLWAY RISER

-CONCRETE CRADLE

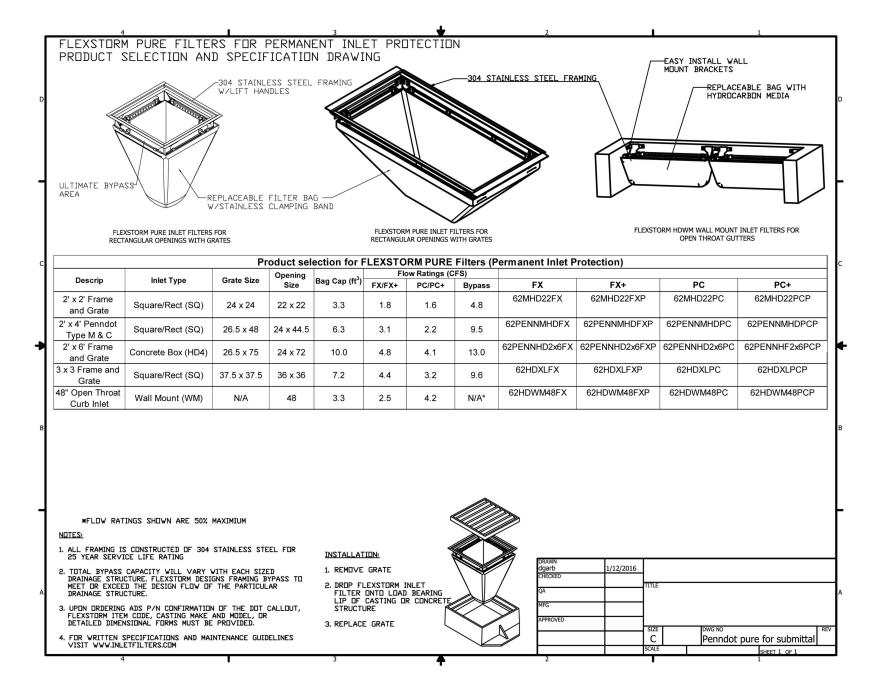
-CONCRETE POURED IN PLACE NEAT TO

GROUND, 3000 PSI

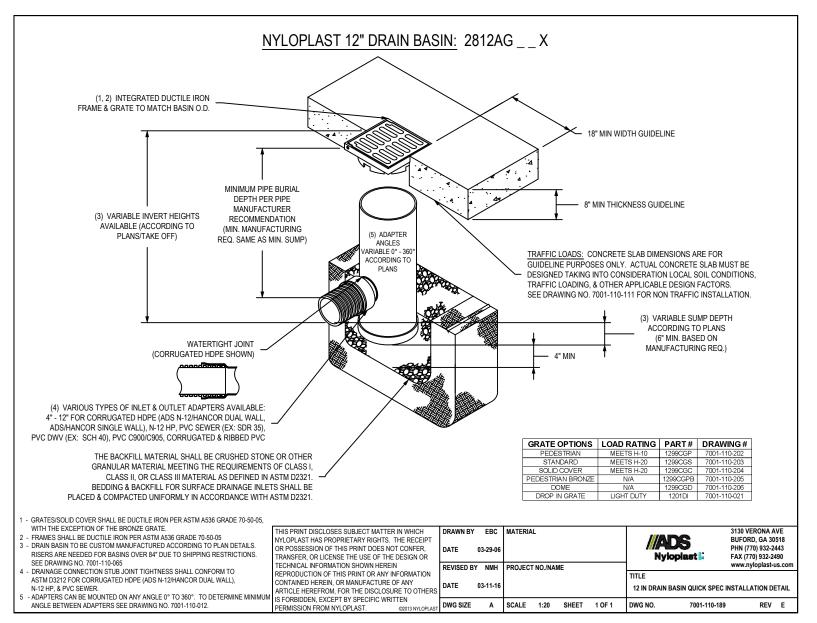
GROUND

- 1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
- 2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

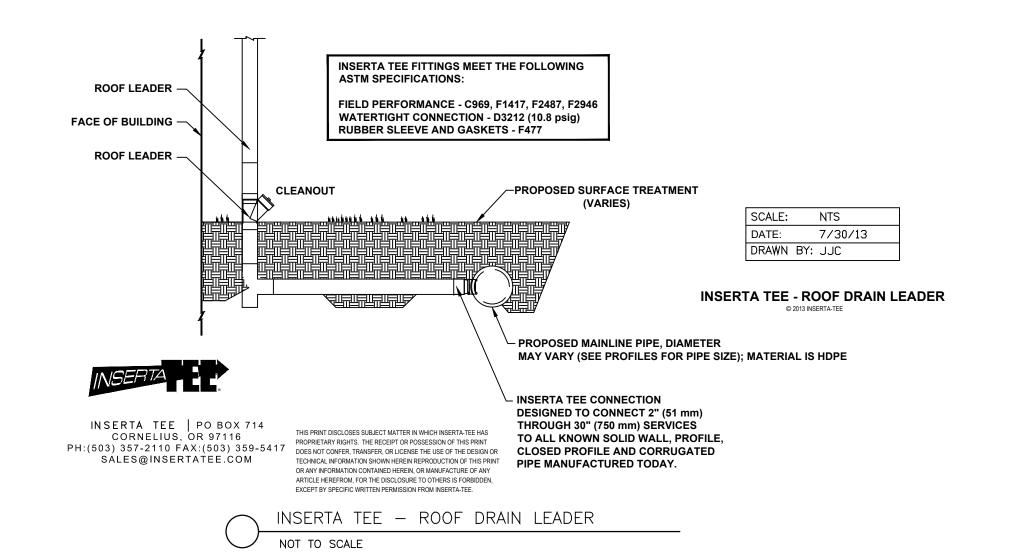
RIP-RAP APRON AT PIPE OUTLET



FLEX STORM FILTERS FOR PERMANENT INLET PROTECTION NOT TO SCALE



12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL (JUNC1)



STEEP SLOPES (ERNST 181 SEED MIX)

SITE PREPARATION NOTES:

- 1. ERADICATE EXISTING VEGETATION BY HAVING A LICENSED SPRAY TECHNICIAN APPLY AN APPROVED HERBICIDE. WHENEVER POSSIBLE, REGRADE THE SITE TO REDUCE SLOPE WHICH WILL, IN TURN, REDUCE EROSION AND MINIMIZE SEED LOSS.
- 2. HABITAT: SOIL CONSISTS OF VARIOUS CLAY, SAND, AND ROCK OUTCROPPING WITHOUT TOPSOIL.
- 3. FERTILITY: THESE SITES ARE GENERALLY LOW IN FERTILITY; THEREFORE, ADDING TOPSOIL OR ORGANIC MATTER (COMPOST) CAN BE VERY BENEFICIAL. CHECK YOUR SOIL Ph AND SELECT SPECIES ADAPTED TO THAT ph. ADD LIME AND FERTILIZER AS RECOMMENDED BY SOIL ANALYSIS. INCORPORATE ANY AMENDMENTS INTO THE SOIL. ALL INCORPORATION ACTIVITIES SHOULD BE DONE IN A MANNER THAT WILL LEAVE THE SOIL ROUGH, WHICH WILL MINIMIZE SOIL EROSION AND RAPID RUN-OFF.
- 4. SEEDING METHOD: HAND SEED, BROADCAST, HYDROSEED, OR DRILL SEED. ONCE THE SEED HAS BEEN BROADCAST, DRAGGING WITH A LIGHT HARROW TO COVER THE SEED (APPROX.. 1/4" - 1/2" DEEP), TRACKING OR MULCHING WITH STRAW, HYDROMULCH, OR STRAW/COCONUT FIBER MATS IS RECOMMENDED TO PROTECT THE SEED FROM DRYING OUT OR WASHING AWAY. WITH ADEQUATE TEMPÉRATURE AND MOISTURE, THE SEED SHOULD BEGIN TO GERMINATE WITHIN APPROXIMATELY THREE WEEKS.
- FIRST YEAR MAINTENANCE
- 1. OBSERVATION OF THE DESIRED SPECIES' GROWTH AND WEED COMPETITION IS ESSENTIAL WHEN MAKING MAINTENANCE DECISIONS. MINIMUM MOWING (4"-6" HIGH) TO TOP OFF AGGRESSIVE WEEDS IS RECOMMENDED TO GIVE DESIRABLE PLANTS AND OPPORTUNITY TO DEVELOP ROOTS. MOST COMPETITION THE FIRST YEAR WILL BE ANNUAL WEEDS. MOWING TOO CLOSE ENCOURAGES WEEDY GRASS SPECIES.
- SECOND YEAR MAINTENANCE
- 1. MONITOR AND CONTROL UNDESIRABLE VEGETATION WITH SPOT SPRAYING OR MOWING. MOWING THE ENTIRE AREA (4" TO 6" HIGH) DURING THE DORMANT SEASON CAN ENHANCE THE APPEARANCE WITHOUT JEOPARDIZING WILDLIFE HABITAT AND EROSION PROTECTION.
- SPECIAL CONSIDERATIONS: 1. VEGETATION ALLOWED TO GROW WITHOUT MOWING PROVIDES MORE PROTECTION FOR WILDLIFE AND AIDS IN EROSION CONTROL.
  - ERNST CONSERVATION SEEDS NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS ERNMX-181
  - SEEDING RATE 60 lbs per acre, or 1 lb per 1,000 sq ft
  - Annual Ryegrass (Lolium multiflorum (L. perenne var. italicum))
    Purpletop (Tridens flavus) SPECIES LIST 20% Riverbank Wildrye, PA Ecotype (Elymus riparius, PA Ecotype) Indiangrass, PA Ecotype (Sorghastrum nutans, PA Ecotype)
    - 12% Creeping Red Fescue (Festuca rubra) Big Bluestem, 'Niagara' (Andropogon gerardii, 'Niagara') Ticklegrass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ecotype) Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype) Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype) Purple Coneflower (Echinacea purpurea) Partridge Pea, PA Ecotype (Chamaecrista fasciculata (Cassia f.), PA Ecotype
      - Lanceleaf Coreopsis, Coastal Plain NC Ectoype (Coreopsis lanceolata, Coastal Plain NC Ecotype) Tall White Beardtongue (Penstemon digitalis) Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype (Liatris spicata, PA Ecotype) Wild Bergamot (Monarda fistulosa)
- STEEP SLOPE SEED MIX

100%

Total

DRAWING #: CG-4053 \_.C.P.C. #: 25-16 SHEET #: 13 OF 13

ND S 6

PCSM DETAILS

### LAW OFFICES

ANTHONY P. SCHIMANECK JOSELE CLEARY ROBERT E. SISKO JASON M. HESS

WILLIAM C. CROSSWELL

RANDALL K. MILLER

OF COUNSEL

### MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

P. O. BOX 4686

LANCASTER, PENNSYLVANIA 17604-4686

WWW.MHCK.COM

FAX (717) 299-6170

E-MAIL: attorneys@mhck.com

GEORGE J. MORGAN (1971 - 2021)

<u>RETIRED</u> CARL R. HALLGREN MICHAEL P. KANE

700 NORTH DUKE STREET LANCASTER, PA 17602 717-299-5251

> 1536 W MAIN STREET EPHRATA, PA 17522 717-733-2313

659 E WILLOW STREET ELIZABETHTOWN, PA 17022 717-361-8524

April 2, 2025

### VIA EMAIL

Kimberly Kaufman, Township Manager Mount Joy Township 8853 Elizabethtown Road Elizabethtown, PA 17022

Re: Preliminary/Final Land Development Plan for Lancaster Seed Sales

Our File No. 10221-1

Dear Kim:

I have been provided with the Preliminary/Final Land Development Plan for Lancaster Seed Sales (the "Plan") and supporting information. The Plan relates to a tract of land on the north and south side of Homestead Road identified as 2914 Homestead Road (the "Property"). The portion of the Property on the north side of Homestead Road is presently developed with buildings and other structures related to the Lancaster Seed Sales operation. The Plan indicates the Zoning Hearing Board granted approval at a hearing on March 5, 2025, to construct a 19,140 square feet building which will be connected to the existing seed processing building. This letter will set forth comments on the Plan.

The Plan must be updated to correctly identify the landowners and the Lancaster County Tax Account Number. By a Deed dated February 3, 2025, Landowners J. Douglas Wolgemuth and Sharilynn D. Wolgemuth conveyed to themselves two tracts of land and included the language recognized by the Lancaster County Assessment Office to join the two tracts into a single tract. The Plan includes the recording reference of this Deed, Document No. 20250004143, but it identifies Douglas J. Wolgemuth as the sole landowner.

Site Note 3 of the Plan indicates that the Property is served by on-site sewer and water. Sheet 2 of the Plan shows an approximate location of an existing sewer system. There is no indication of a tested area for a replacement location. Will there be a replacement location determined?

There must be a Storm Water Management Agreement and Declaration of Easement for the proposed storm water management facilities. Site Note 14 states, "There is a recorded stormwater operation and maintenance (O & M) that indicates the location and responsibility for maintenance of the on-site storm water management facilities." This note does not indicate any Kimberly Kaufman, Township Manager April 2, 2025 Page 2

recording reference for an existing Storm Water Management Agreement. I did not see any recorded Storm Water Management Agreement and Declaration of Easement for the Property. Landowners and the Township did enter into a Storm Water Management Agreement with the Township which is recorded at Document No. 5717581, but that Storm Water Management Agreement relates to land on the north and south side of Fairview Road. There do not appear to be any mortgages against the Property, so no Joinder by Mortgagee will be necessary for the Storm Water Management Agreement. The operations and maintenance requirements on Sheet 11 of the Plan must be included in the Storm Water Management Agreement.

Brian Cooley of D. C. Gohn Associates included a waiver letter with the application seeking relief from the requirements of the Subdivision and Land Development Ordinance to widen the cartway and provide additional right-of-way. The Planning Commission should determine whether it wishes to waive such requirements or defer the requirements. If there is to be a deferral, there must be a recorded Deferred Improvements Agreement to address both the dedication of additional right-of-way and the widening.

If you have any questions concerning these comments, please contact me.

Very truly yours,

Josele Cleary

JC:sle MUNI\10221-1(7)\250401\71

cc: Justin S. Evans, AICP, Community Development Director (via email)
Patricia J. Bailey, Township Secretary (via email)
Benjamin S. Craddock, P.E. (via email)

Brian R. Cooley, Landscape Architect (via email)

August 19, 2025

Kim Kaufman Township Manager Mount Joy Township 8853 Elizabethtown Road Elizabethtown, PA 17022

Via email: kkaufman@mtjoytwp.org

Re: Lancaster Seed Sales
Preliminary/Final Land Development Plan
Township Permit No.25-07-FLDP

LCEC Project No: 25-190



Dear Mr. Kaufman,

We have received a preliminary/final land development plan submission from D.C. Gohn Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Comment response letter dated August 11, 2025
- Preliminary/Final Land Development Plans revised August 11, 2025
- Erosion and Sediment Control Plan revised August 11, 2025
- Post Construction Stormwater Management Report revised August 11, 2025
- Modification letter (street improvements) with Opinion of Probable Cost dated August 11, 2025
- Opinion of Probable Cost revised August 11, 2025
- NPDES General Permit Coverage Approval Letter dated June 18, 2025
- Steep Slopes Letter (Addendum) dated June 16, 2025
- Water and Sewer Feasibility Report revised August 11, 2025
- Act 38 Nutrient Management Follow-Up Report from LCCD dated December 12, 2024

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

### **Zoning Ordinance**

- 1. At a Zoning Hearing Board meeting on March 5, 2025, the Board granted the following:
  - a. Variance from Section 135-83.H regarding the minimum 50' rear yard setback.
  - b. Variance from Section 135-85.I regarding the 25% maximum impervious coverage.
- 2. Prior to the expansion of an agricultural use, the landowner shall provide evidence from the Conservation District that a Conservation Plan is being implemented (135-212.D(1),(2),&(3)).
- 3. The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor, in a form acceptable to the Township Solicitor (135-306.F).

### **Subdivision and Land Development Ordinance**

- 4. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
- 5. All certificates shall be executed prior to final plan approval (119-35.E & 113-41.B).
- 6. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) & 119-60.A).
- 7. Written notices from the emergency service providers that will serve as the primary responders for the land development shall be submitted indicating that the building layout is satisfactory and will not present any obstacles or other problems for emergency responders to the land development (119-35.E.(2)(h)).
- 8. A Stormwater Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor shall be executed and recorded (119-35.E(4)(c), 119-56.E & 113-62).
- 9. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
- 10. Financial security shall be provided in the amount of \$115,901.60 prior to final plan approval (119-41 & 113-60).
- 11. The frontage along Homestead Road (a local street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include pavement widening and dedication of additional right-of-way (119-52.J(3)(a)). The required right-of-way for a local street outside of the urban growth area is 50 feet, and the required cartway width is 24 feet. The applicant has requested a waiver of this requirement.
  - <u>Waiver response</u>: The applicant has requested a waiver from providing additional right-of-way and widening the existing cartway. The existing right-of-way is 33 feet and the cartway width ranges from 18.5 to 19 feet, which does not meet PennDOT's minimum required width for rural local roads (22 feet), nor the Township's minimum required width of 24 feet. The applicant proposes a fee in lieu of the road widening, equal to the amount required to widen one side of the road for 400 linear feet. The applicant indicates that there are no new employees and no new truck traffic anticipated as part of the proposed development; however, the applicant estimates that current production results in an average of 1.44 trucks per day accessing the site (10 trucks per week). However, since the existing road is well below Township and State standards for minimum road widths and the use of this property generates daily truck traffic, I am unable to support a waiver of the cartway widening requirement. I have no objection to deferral of the right-of-way requirements with the condition a deferral agreement be executed in a form acceptable to the Township Solicitor.
- 12. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at the time of development, the developer shall deposit funds with the Township in the amount of 110% of the cost of improvements, or the applicant shall enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible (119-52.J(3)(d)).
- 13. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C & 113-96).

August 19, 2025 Page 2 of 3

If you should have any questions or need additional information, please do not hesitate to contact me at <a href="mailto:bencraddock@lancastercivil.com">bencraddock@lancastercivil.com</a> or via telephone at 717-799-8599.

Sincerely,

Benjamin S. Craddock, PE, President

LANCASTER CIVIL

Benjamin S Gaddack

cc: Justin Evans, Assistant Zoning Officer (via email)

Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)

Josele Cleary, Esquire, Township Solicitor (via email)

Renee Addleman, Planner, LCPC (via email)

Brian Cooley, D.C. Gohn (via email)

August 19, 2025 Page 3 of 3

### PROPOSED MOTION FOR THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

# FOR LANCASTER SEED SALES M.J.T.P.C. File # 25-07-FLDP

I move that the Township Planning Commission grant a waiver of Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as follows:

a) §119-52.J(3)(a) – Improvement of Existing Streets

And having granted such waivers, grant approval of the Preliminary/Final Land Development Plan for Lancaster Seed Sales 2914 Homestead Road (the "Plan") prepared by DC Gohn Associates, Inc., Drawing No. CG-4053, dated March 24, 2025, subject to the following conditions:

- 1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated August 19, 2025.
- 2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated April 2, 2025.
- 3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated March 11, 2025.
- 4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
- 5. If a waiver of §119-52.J(3)(a) is not granted, applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for the improvement of the property's Homestead Road frontage. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
- 6. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
- 7. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
- 8. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
- 9. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial

security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

# ACCEPTANCE OF CONDITIONS UPON APPROVAL OF A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP FOR

# FOR LANCASTER SEED SALES M.J.T.P.C. File # 25-07-FLDP

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on August 25, 2025, upon the approval of the Preliminary/Final Land Development Plan for Lancaster Seed Sales 2914 Homestead Road (the "Plan") prepared by DC Gohn Associates, Inc., Drawing No. CG-4053, dated March 24, 2025. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer's agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date:	
	Signature
	Printed Name